

AN BORD PLEANÁLA

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The Citizens' Plan for Dublin Part 1

HQ 16





HQ16





"Scene of Dublin's famous street barrow vendors. This colourful and lively street is a must for visitors who wish to experience a slice of life and get a flavour of Dublin through the wit of its people."

Dublin Tourism



## HQ 16: The Citizens' plan for Dublin Part 1

Moore Street is the true heart of Dublin. For over a century its shops and stalls have fed generations of Dubliners. The only street market left in Dublin's North Inner City, it has been used to sell Dublin as a tourist destination for decades. Commemorated in song, story and film, its profile is international.

But it is more than that. During Easter Week 1916 bombarded by British forces, Moore Street and the surrounding alleys became the last stronghold of the leadership of an Irish Republic that had been declared by Padraig Pearse from the nearby GPO some six days previously. Pearse along with James Connolly, Tom Clarke, Sean MacDermott, Joseph Plunkett and others spent their last hours as free men in No. 16 Moore Street. The O'Rahilly led his brave but vain charge along its length. At the street's junction with Parnell Street, Pearse surrendered, rebels and civilians were killed here. The street, its bullet marked shop fronts, its cobbled laneways are part of Irish history. But despite being photographed and exploited by every Government agency, over the last three decades Moore Street has been allowed to descend into a shanty town slum.

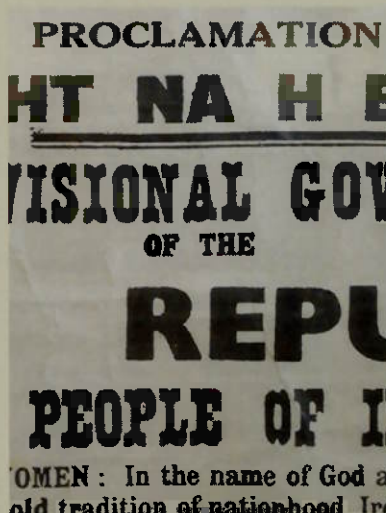
Once in the not too distant past street-markets and small specialist shops were common throughout Dublin City. But in recent years the market street of individual shops has almost disappeared with the unfettered rise in rents and a government policy favouring large scale retail developments. With their unabated and continuing onslaught it is essential that Moore Street Market be retained and consolidated.

In 2012, despite National Monument status being conferred on Nos. 14-17, Moore Street's future is uncertain. This uncertainty allows the fabric of the street both physical and social to deteriorate. Realizing that a new direction was needed, the .Combri group was formed to develop a rescue plan for the Moore Street Area. Pooling their individual talents, the group's members have developed 'HQ 16: The Citizens' Plan for Dublin: Part 1'. It is a unique document for many reasons, not least the fact that the social, cultural, historical and, most importantly, environmental factors have been

prioritised over simple crude market force economics. .Combri believe that this fresh, and radical approach is the way forward and that 'HQ 16' is an antidote to the passé environmentally destructive dinosaur developments of the shopping centre and superstore.

Despite growing concern for our environment, planning agencies throughout Ireland are still facilitating these deeply flawed constructions, never considering their long term impact and rarely consulting with those affected. In contrast to these, Moore Street has always been democratic in the truest sense of the word. An open air, open-ended 'supermarket', it allows all citizens to sample its wares without any of the harsh commercial pressure that is so prevalent in modern shopping developments. Unlike these developments 'HQ 16' is economically, socially, culturally and environmentally sound and sustainable. It is one of the few outlets offering fresh locally produced fruit and vegetables at a sustainable price for both customer and trader. And in an age when the importance of such items is paramount, it would be shameful to allow Moore Street to fall prey to an unsympathetic developer class that has destroyed so much of Dublin city's social and architectural fabric in the last fifty years. Sadly the west side of the street was demolished in the 1970s to make way for the unfortunate ILAC Centre. Now is the time to make amends and restore Moore Street, re-instating the most successful all round mode of retail outlet – the terrace of individual, independently run shops. The .Combri Group believe that if fully implemented 'HQ16: The Citizens' Plan for Dublin: Part 1' will lead not only to the total regeneration of the Moore Street Area but will be seen as a part template for the future sustainable development of our towns and cities.





## Moore Street: A Brief History

Built on land that was originally part of the 12th Century Cistercian monastery of St Mary, Moore Street was developed in the early 18th century by Luke Gardiner in two stages, initially in the 1730s and later in the 1760s. The Moore Street Terrace Nos. 10-25 was built during the second phase of construction and housed tradesmen and professionals who catered for the needs of the gentry that inhabited the town houses on nearby Sackville Mall (now O'Connell Street). Robert West the noted builder and stuccodore lived in Moore Street during the 1780s. By the mid 19th century the street and its environs had evolved into a market area specialising in poultry and butcher shops. During this period the 18th century terrace was remodelled and shop fronts inserted, elements of which survive till this day.

### Easter Week 1916

On the night of Friday 28th April 1916 after days of bombardment, the GPO garrison of some 320 men and women evacuated through Henry Place. Still under fire they broke into the Moore Street Terrace through No. 10, Cogan's Provisions Dealer. To relieve pressure on the expanding numbers the volunteers broke through the interior walls up through the terrace. Stopping at No. 16, Plunkett's Poulterers, the Provisional Government set up their last HQ in the shop's first floor back room. Garrison members went on tunnelling till they reached the end of the terrace at No. 25. The entire block from No. 10-25 was pierced on various levels by the tunneling of the rebels. There is structural evidence of that tunnelling still in existence on several properties within the terrace.

The Architectural and Historical Assessment of No. 16 Moore Street known as the Shaffrey Report commissioned by Dublin City Council in 2005 has highlighted three key components of the Moore Street Terrace that have prime connections with the Easter Rising:

#### **No. 10 Cogan's Grocery:**

Point of entry for the retreating GPO garrison. First Council of War held here. Sean McLoughlin appointed Commandant of Dublin Division by the wounded James Connolly.

#### **Nos. 20/21 Hanlon's Fishmongers:**

Moore Street Garrison members addressed by Sean McDermott in the yard and informed of Surrender.

#### **No. 16 Plunkett's Butchers:**

Last HQ of the Provisional Government. Decision to surrender taken here 2:45pm 29th April 1916.

As these three buildings mark the near extremities and middle of the terrace it is essential to renovate and restore the terrace in its entirety.



Moore Street showing National Monument and "Proclamation"



Moore Lane showing rear of National Monument



"The state must use every protective weapon in its statutory arsenal to protect a building of such immense historical significance", Dick Roche, Minister of the Environment, Jan 19th 2007

## A Proposal

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Moore Street and its environs are part of Dublin City Council's:

1. O'Connell Street Architectural Conservation Area
2. O'Connell Street Special Planning Control Scheme

Its fabric, built, social, cultural, historic and otherwise is therefore protected by law at local and national government level. 'HQ 16: The Citizens' Plan' fulfils all of the appropriate recommendations of both these documents.

### Moore Street: The Terrace, Nos. 10-25

#### STAGE ONE: INVESTIGATION

A comprehensive archaeological and architectural survey will be carried out. Once findings have been collated and published, work will begin on the construction programme.

#### STAGE TWO: CONSTRUCTION/CONSOLIDATION

All major structural and engineering work will be carried out by the main contractor. This will be followed by the renovation programme.

#### STAGE THREE: RENOVATION/RESTORATION

Architectural features will be evaluated and considered. Those with prime connections with the terrace's architectural and historical integrity will be retained and where necessary restored ie corner fireplaces, plaster cornices, 18th century staircases.

#### STAGE FOUR: COMMEMORATION

Bronze commemorative information plaques uniform with that existing on No 16 will be erected on appropriate buildings i.e. Cogan's, Hanlon's, site of surrender, etc. Three major sculptural works will also be commissioned and incorporated into the HQ 16 plan.



Believing that the glorious  
stand which has been made  
by the volunteers of Irish free-  
dom during the past five  
days in Dublin has been suf-  
ficient to gain recognition of  
Ireland's claims at an  
international peace conference, and  
desiring to prevent further  
slaughter of the civil population  
and to save the lives of as  
many as possible of our followers,  
the members of the Provisional Gov-  
ernment have agreed  
by a majority to open nego-  
tiations with the British com-  
mander.

P. H. Pearse,  
Commandant General,  
Commanding in Chief,  
Irish Republic  
29 April 1916



"It was now Saturday in Moore Street. Few Dubliners today could picture that scene. Instead of the bustling crowds of eager Saturday evening shoppers flowing in and out of the shops and around the stalls of vegetables and meat and fruit, there was a lone body of armed men lined up in the centre of the roadway. Dead bodies lay alongside the closed and shuttered shops, and a group of British soldiers stood quietly looking on."

Commdt. Sean McLoughlin. *The Camillian Post*: 1948





## National Monument: Nos. 14,15,16,17

### No. 14: Norton's China and Glass Warehouse

The entire building will be let to an appropriate retailer in accordance with DCC O'Connell Street Special Planning Control Scheme.

### No. 15: Gorman's Clothes Dealer

It was from this building at 2:45pm 29th April 1916 that Nurse Elizabeth O'Farrell left with the flag of surrender to seek terms with Brigadier General Lowe. The entire building will be given over to a new interactive exhibition on Easter Week 1916 created and installed by Martello Media. Relatives of the Easter Rising leaders have agreed to donate a number of historic items until now in private hands.

### No. 16: Plunkett's Butchers and Poulterers

The first floor back room has been identified as the last meeting room of the Provisional Government. It was here that the Council of War was held between Pearse, Connolly, Clarke, Plunkett and Mc Dermott that decided on surrender on April 29th 1916.

#### Ground Floor

This space consists of one though originally two rooms which will be re-instated to their pre-1916 condition. With the help of the Plunkett family's archive the butcher's shop with all appropriate fittings will be recreated.

#### 1st Floor

Consisting of two main rooms, this space will be preserved as a museum. Contemporary accounts allow us to replace a few but essential fittings i.e. an engraving of Robert Emmet, a framed oleograph of The Sacred Heart. There is also the possibility of locating and reinstating the bed on which James Connolly lay wounded during the Council of War. Above all, this will be a reflective space.

#### 2nd Floor

Three rooms that will recreate the living quarters of the Plunkett family during Easter Week 1916.

### No. 17: Gore's Chemists and Druggists Ground Floor

A shop that will sell material, printed, recorded etc, connected with the Revolutionary period.

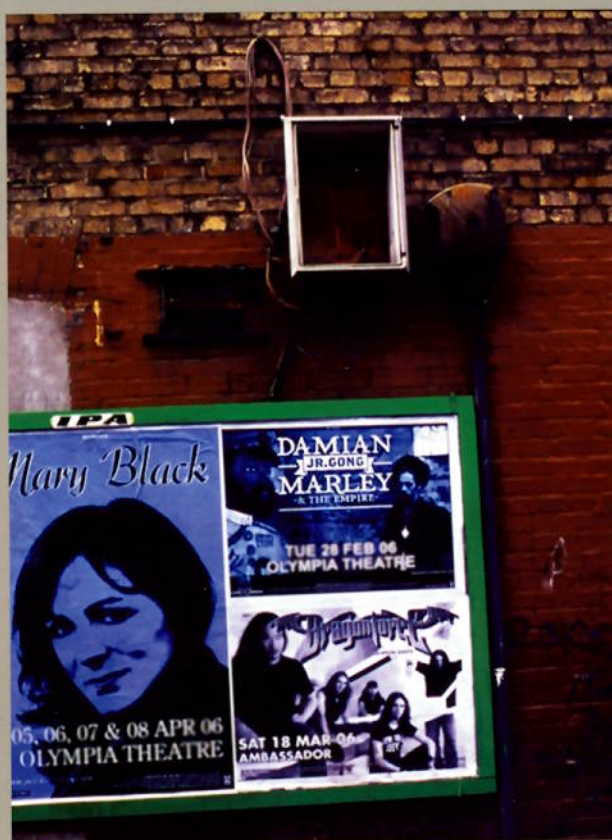
## National Directory of 1916: Nos. 24/25

Following conversion this building will house the National Directory of 1916. This will be a unique computerised alphabetical list of people who were involved in the Rising - Members of *The Irish Volunteers*, *The Citizen Army*, *Cumann na mBhan*, *Fianna Eireann*, *Hibernian Rifles* etc. Each will have as far as possible a biography and photograph. The Directory will be an interactive resource for scholars, historians, academics, etc. It will be of special interest to those interested in exploring their own family history and possible connections with the Easter Rising.

## Images of Revolution

In tandem with the above, Images of Revolution is a photo archive of the period. This will contain images both published and until now unpublished. From studio portraits to improvised reportage it will cover the period 1913-23. Of particular interest will be the 'Truce Photographs'. These are the 'snap shots' that participants in the War of Independence had taken during the Truce period of July -Dec 1921.





## Exterior

### BRICKWORK

With the exception of Nos. 11, 12, 13, 19, 22-23, 24-25 (inc) the upper stories of the terrace are 19th century red brick. Apart from repairs necessary for stability, the facades will be left intact with the marks of British ordnance from 1916 evident. Nos. 11, 12, 19, 23-23, 24-25 are post-Rising structures of varying quality. Some of them will be re-built to harmonise with the existing terrace. These new buildings will be constructed in the classical style and echo the streets 18th century appearance. As no original 18th century exterior facade has survived, this intervention would lend a strong historical visual link with Moore Street's earliest incarnation.

### WINDOWS

Where possible existing window frames contemporary with the terrace will be repaired. Where necessary, replacements will be re-instated.

### SHOP FRONTS

There are no complete pre 1980s shop fronts currently visible on the block. The existing shop fronts are poor quality and unsatisfactory. There is the possibility that beneath the existing shop fronts certain original elements in the shape of fascia boards, architrave and corbel brackets survive. As part of the architectural survey, any surviving elements will be recorded, repaired and incorporated within the shop front restoration programme. This programme will be guided by photographic, oral and historic evidence.

### YARDS

Following surveys, buildings within the yards will be appraised and considered. Older buildings pre-1916 will be restored. More recent additions will be considered for future use. In as far as practicable the newer buildings will be re-used by the new tenants of the terrace. Where yards are empty and ancillary buildings necessary, new designs will reflect and sympathize with existing architectural styles.

### TENANTS

With the exception of Nos. 15, 16, 17, 24, 25 the remaining buildings on the block will be let to new tenants. In as far as is practicable, the new tenants will echo the original retailers of 1916 and conform to Dublin City Council's O'Connell Street Special Planning Control Scheme.





## The Street

### LIGHTING

There are no lamp-posts contemporary with the terrace. The only lighting at present is from large sodium floodlights fixed to the terrace's upper storey. These will be removed, and lamp-posts appropriate to the street will be erected. Once again historic architectural and photographic evidence will be used to ensure the authenticity of any intervention.

### PAVING

The street surface of Moore Street itself was repaved in the 1990s and the quality of that paving is acceptable. It will therefore be left in situ. However some work will be necessary to accommodate the provision of railed areas for the new buildings at Nos. 11,12,13,18,19. There is evidence on Moore Lane and its environs of 19th century granite setts and kerbing beneath modern tarmac and asphalt. This will be removed and the existing setts and paving repaired where necessary. In line with the development's restoration programme, any original paving, kerb, setts or stone slabs will be recorded, repaired and left in place. Where original material is missing, appropriate replacements will be found and replaced.

### PROCLAMATION

Proclamation is a large-scale reproduction of The Proclamation of Independence. Cast in bronze and enamel, it will be set into the street surface fronting No. 16 Moore Street. Stretching the full width of the street, it will be a striking and thought-provoking piece of 'street art' in the truest sense of the term. It will provide a focus for the commemorative dimension of the Moore Street development.

### STALLS

A vital part of Moore Street's past and present, the stalls will be kept in the new development. Subject to contract, current stallholders will have their licenses confirmed and if needs be extended. Extra pitches will be created wherever possible in the development to facilitate new traders. Moore Street's regeneration as Dublin's premier open-air food market is a key component of the HQ 16 Plan. Organic producers and providers of food and otherwise will be encouraged to take pitches on the street. The emphasis will be on absolute quality at an affordable price.





"In conclusion however down at heel, physically, Moore Street is today, it is also one of the city's more vibrant places... democratic and ethnically rich"

Shaffrey Report, 2005

### **Moore Street: Nos. 1-9 East side. Nos. 55 West side.**

These buildings are a mixture of pre- and post-Rising properties. They are protected in Dublin City Council's O'Connell Street Special Planning Control Scheme.

### **Moore Street: West Side (ILAC Centre)**

The ILAC Centre presents an unacceptable façade to Moore Street. Combri are drawing up an appropriate replacement. This will be published in Part 2 of the 'The Citizens' Plan for Dublin'.

### **Moore Lane: East Side**

There are several pre-Rising buildings here. Some are of architectural interest, others not. All are however of historical interest and suitable for renovation and re-use. See YARDS (page 9).

### **Henry Place**

The route of the GPO garrison's evacuation on the night of the 28th April 1916. This laneway is shabby but largely intact. Buildings contemporary with the Rising and referred to in contemporary accounts are still extant e.g. O'Brien's Mineral Water Works, The White House. These along with later buildings will be renovated and reused.

### **Path to Freedom**

To commemorate the GPO garrison evacuation approx 320 bronze tablet footprints will be individually inscribed with the names of garrison members taken from the 1916 Roll of Honour. The 'footprints' will trace the route of evacuation from the GPO side door through Henry Place and into Moore Street itself. Accompanying the footprints, will be a series of four bronze panel reliefs depicting the evacuating garrison. These will be affixed to the gable walls of appropriate buildings along the route.

### **Moore Street: A Long Future**

Although a unique development proposal for Dublin, the restoration of whole streets of historic buildings for commercial and other uses is not without precedent. As far back as the 1980s Cork City Council rescued and restored Fenn's Quay, a fine early 17th century terrace. Two decades on it thrives with café and boutique tenants. In London's East End, the regeneration of the markets area of Spitalfields has saved Brick Lane and its environs from commercial re-development. The area is now a buzzing maze of streets selling everything from vintage furniture and clothing to high-end electronics and organic food.





HQ 16: The Citizens' Plan for Dublin Part 1 is endorsed by and dedicated to the following families and organisations: Casement, Ceannt, Clarke, Colbert, Connolly, Daly, Heuston, Kent, Mallin, McBride, McDermott, MacDonagh, O'Hanrahan, Pearse, Plunket, The 1916-21 Club and the National Graves Association.

## .Combri Group

The .Combri Group was set up by Patrick Cooney and James Connolly Heron in order to develop the 'HQ16' plan for the Moore Street Area. As members of the 'Save 16 Moore Street' committee, they along with others have campaigned successfully to prevent No. 16 Moore Street from demolition. This campaign led onto Nos. 14-17 (Inc) being designated National Monuments by Minister Dick Roche in Jan 2007. Inspired by the Government's positive action but realising that despite this designation and other legal protections, Moore Street itself as part of Dublin's historic heart was still at risk from developers, the .Combri Group was formed.

**James Connolly Heron** is a great grandson of James Connolly and author of 'The Words of James Connolly' published by Mercier Press. After studying law at UCD he became a practicing barrister and founder member and secretary of the Irish Association of Democratic Lawyers. In 1996 he was the treasurer of the committee, which successfully campaigned for the James Connolly memorial in Dublin's Beresford Place. The statue was unveiled by President Mary Robinson on the 80th Anniversary of the Easter Rising. He was also a founder member of the Ranelagh Council and played a leading role in the 'Save Cullenswood House' campaign which successfully saved Pdraig Pearse's first school from planned demolition. More recently he has been active as Acting Secretary of the 'Save 16 Moore Street' committee in its successful campaign to have the last HQ of the Provisional Government designated as a National Monument.

**Patrick Cooney** has been involved in a number of heritage-based campaigns. In his native East End of London he helped secure the future of Whitechapel Street Market and its Victorian façades. More recently he was a member of the group that forced, ironically, an Irish developer to row back from the destruction of Spitalfield's Fruit and Vegetable Market. The Arts and Crafts style market buildings dating from the late 19th century were saved from demolition and now host a massive covered market. It is now an internationally known premier shopping experience. He initiated the 'Save 16 Moore Street' campaign in 2001 and is a serving committee member of that group. As a feature writer he has contributed to amongst others *The Guardian*, *The Times*, *GQ*, *The Independent* and *Esquire*. He is the great grandson of Cork Fenian, Michael Clarke.



